

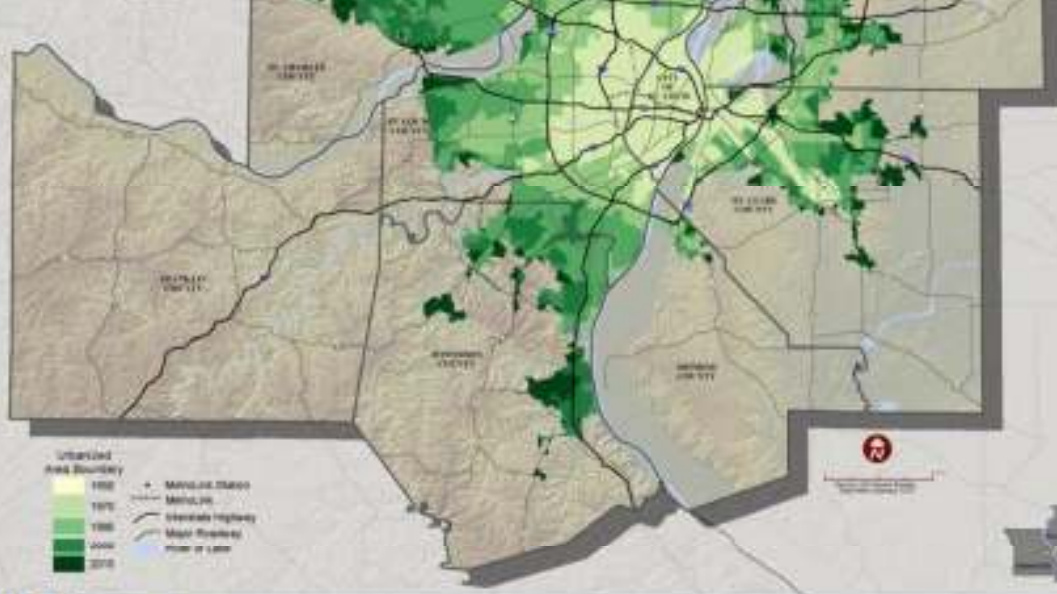
ST. LOUIS, MISSOURI



Don Roe
Planning and Urban Design Agency, Director

Change in Urbanized Area 1950 - 2010

East-West Gateway
April 2012



Overview

St. Louis city, MO

County in: [Missouri, United States](#)

318,416

Population

62 square miles

5,139.6 people per square mile

Census data: ACS 2013 1-year unless noted

St. Louis, MO-IL Metro Area

Core Based Statistical Area in: [2 states: St. Louis-St. Charles-Farmington, MO-IL, CSA, United States](#)

2,799,609

Population

7,863.6 square miles

356 people per square mile

Census data: ACS 2013 1-year unless noted

Units & Occupancy

175,129

Number of housing units

Missouri: 2,719,109

United States: 132,808,137

\$34,488

Median household income

about three-quarters of the amount
in Missouri: \$46,931

about two-thirds of the amount in
United States: \$52,250

Occupied vs. Vacant



Ownership of occupied units



Poverty

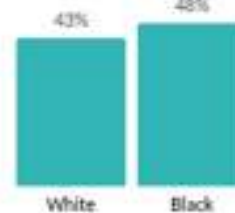
26.6%

Persons below poverty line

more than 2.5 times the rate in Missouri: 10.7%

more than 2.5 times the rate in United States: 10.6%

Children (Under 18)



Race & Ethnicity



Although
much has
been lost...

*(pictured:
Pruitt-Igoe
housing
development
and vicinity,
Near North Side
of St. Louis;
1968 v. 2014)*



Overview

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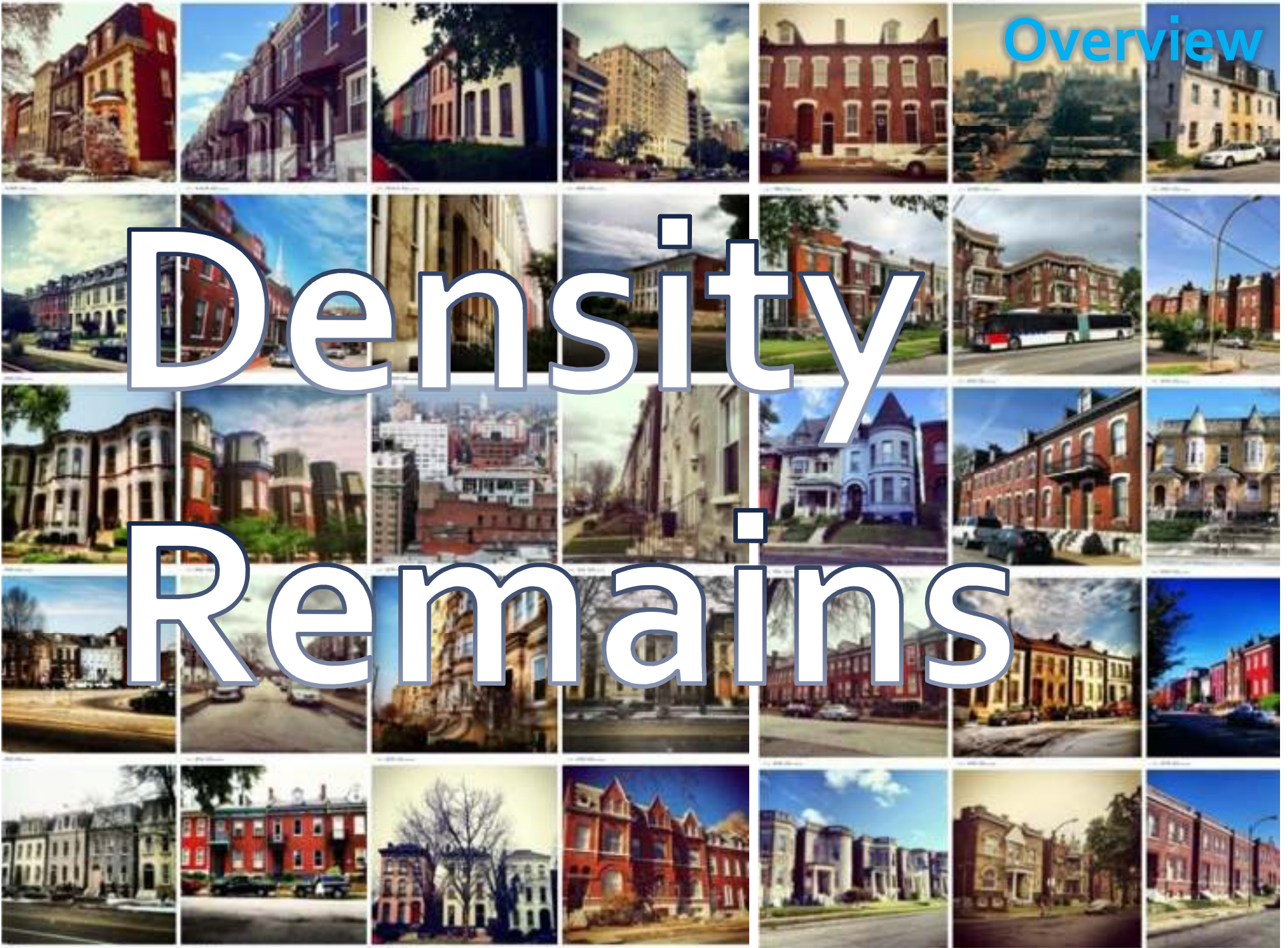
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Pruitt-Igoe
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1968 v. 2014)*



Overview

Overview

Density Remains



Challenges

St. Louis has lost **66%** of its peak population
(856,000 in 1950 vs. 319,000 in 2010)

Yet is **more densely populated** than:



Challenges

Of Cities with 200,000+, ST. LOUIS is ranked:

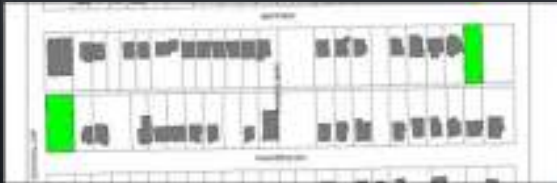
13th
By Percent of Residents
In Poverty

7th
By Percent of Vacant
Housing Units (Census)

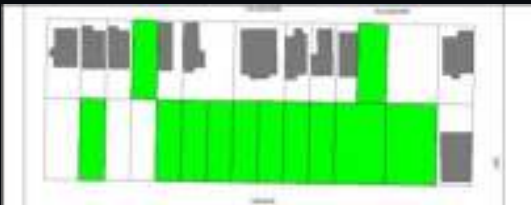
4th
By Percent of Housing Units
Built Before 1940

Challenges

- 1) Sheer Numbers of Properties vs. Resources
- 2) Private Owners control Majority of Vacant Land + Buildings
- 3) The “30% Vacant” Block (incl. both lots and buildings)



2,012 city blocks are up to **30% vacant** by acreage (34.3% of all City Blocks)



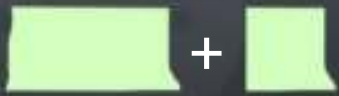
698 city blocks are **31-60% vacant** by acreage (11.9% of all City Blocks)



Challenges

Vacant Land in the City of St. Louis

- - Approximation of 1 acre



- Approximation of 2,121 acres, or 1.56 Forest Parks



Challenges

Vacant Buildings by Ownership

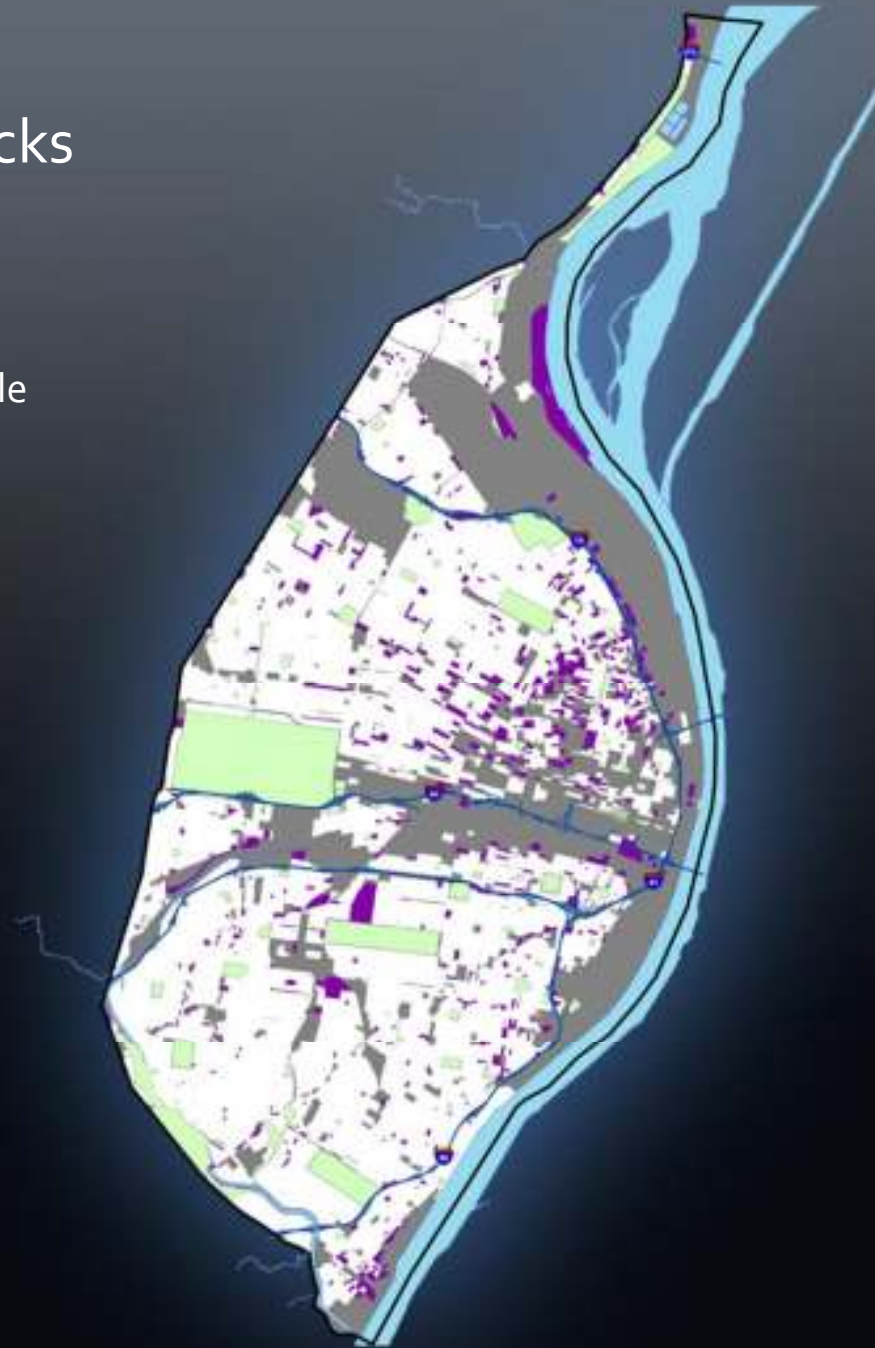
- LRA
- Private



Challenges

Low and No Population Blocks

- Zero Population Blocks
- Blocks with Less than 10 People



Challenges/Opportunities

EPA Combined Storm Sewer Consent Decree
Green Infrastructure Required

 Green Infrastructure Focus Area



Challenges

LRA Owned Properties by Year of Acquisition (Includes Vacant Buildings and Lots)

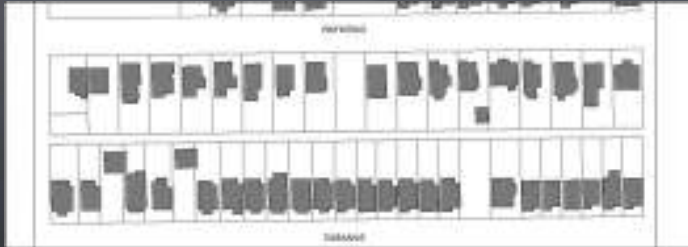
- Acquired 1994 or Earlier



LRA/LCRA/PIEA Ownership by City Block

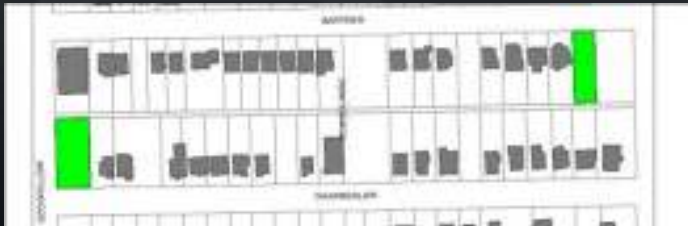
(by acreage)

No Agency Properties



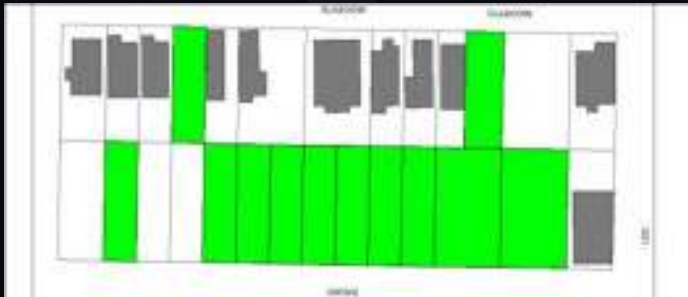
4,176 blocks

Up to 30% Agency Properties



1,319 blocks

31-60% Agency Properties



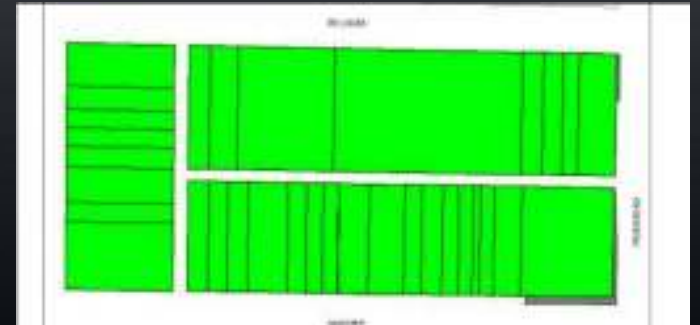
311 blocks

61-99% Agency Properties



46 blocks

100% Agency Properties



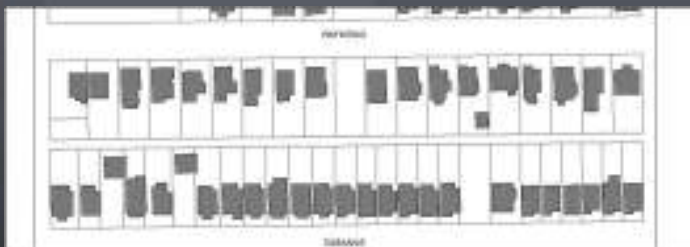
7 blocks

Total City Blocks = 5,766

Total Vacancy (LRA+Private) by City Block

(by acreage)

No Vacant Properties



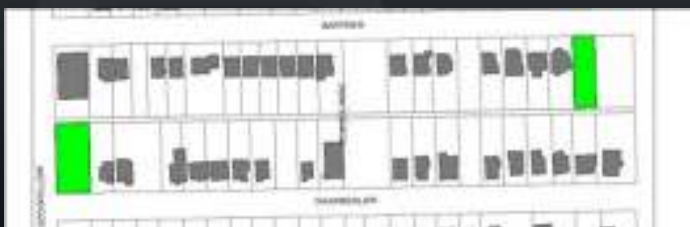
2,843 blocks

283 blocks

61-99% Vacant Properties



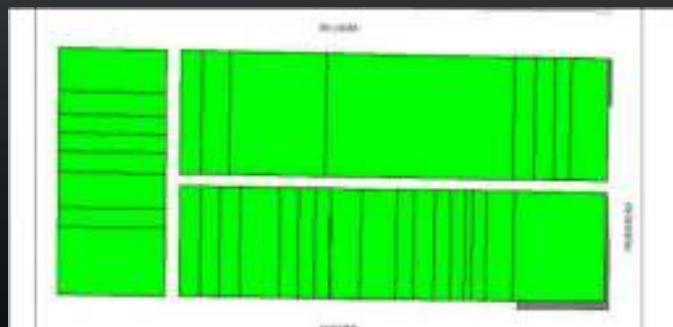
Up to 30% Vacant Properties



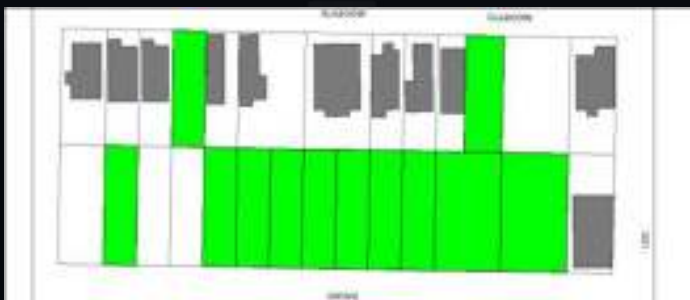
2,012 blocks

19 blocks

100% Vacant Properties



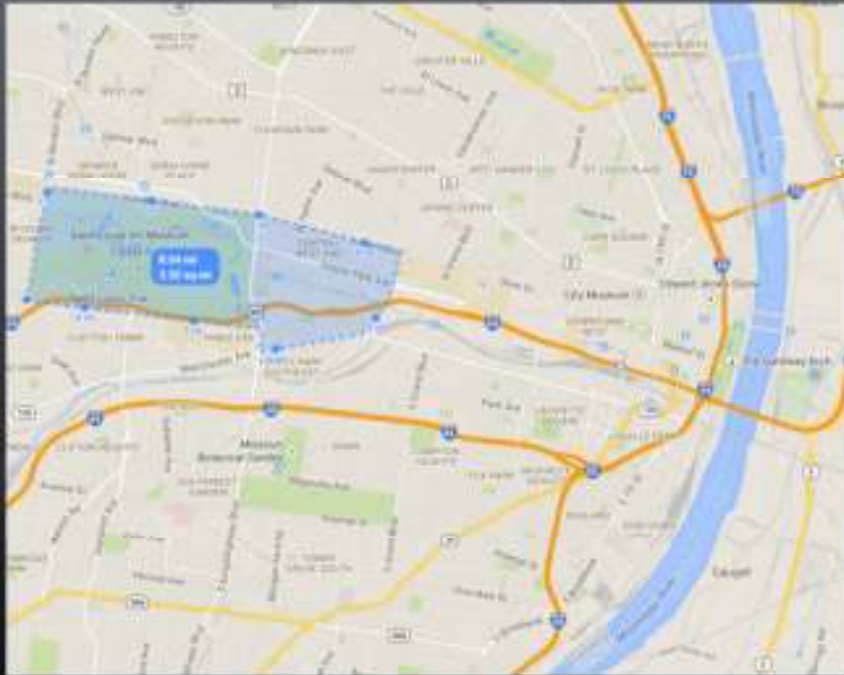
31-60% Vacant Properties



698 blocks

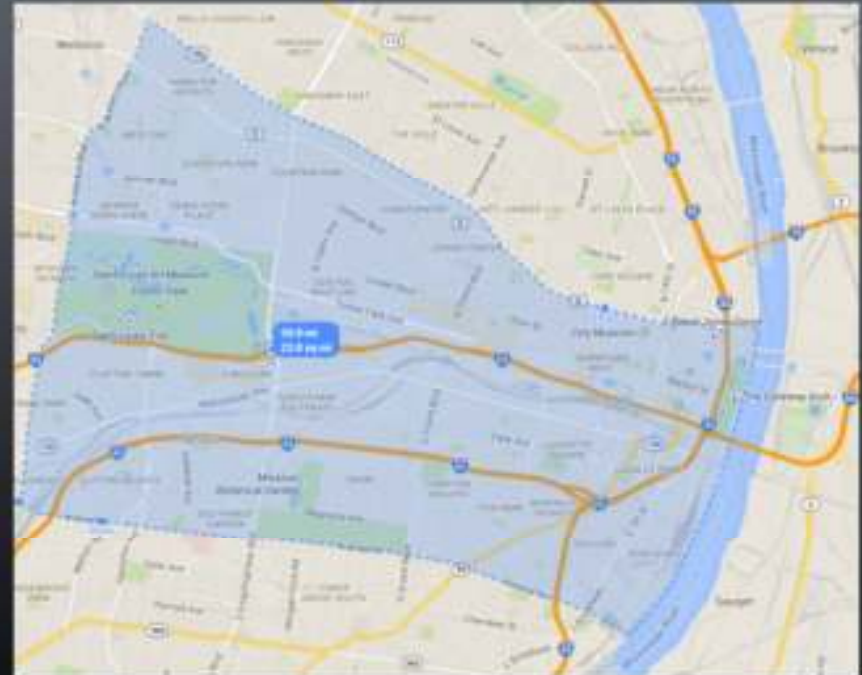
Total City Blocks = 5,766

Successes & Opportunities



St. Louis Vacant Land
Square Mileage: ~3.3

5.3% of St. Louis Land Area
(7% of Boston)

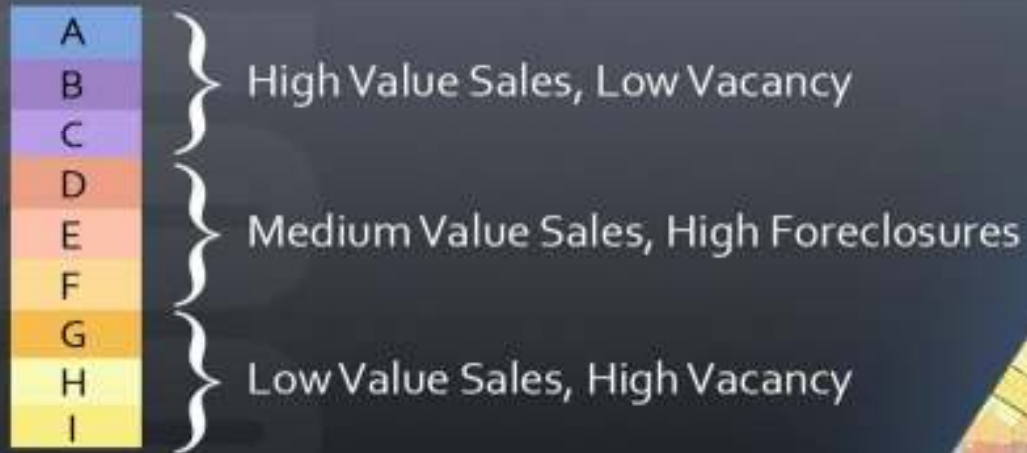


Detroit Vacant Land
Square Mileage: ~21.4

15.4% of Detroit Land Area
(44% of Boston)

Successes & Opportunities

Prioritizing: Residential Market Analysis



Areas of market strength are often very close to weaker markets. This is an opportunity.

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Successes & Opportunities

Partnerships: North Sarah Development

- Development involved LRA, St. Louis Housing Authority, and Private Developer
- Converted several blocks of urban abandonment into mixed-use, mixed-income community



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Targeting: Demolition Funds

26 Buildings Demolished
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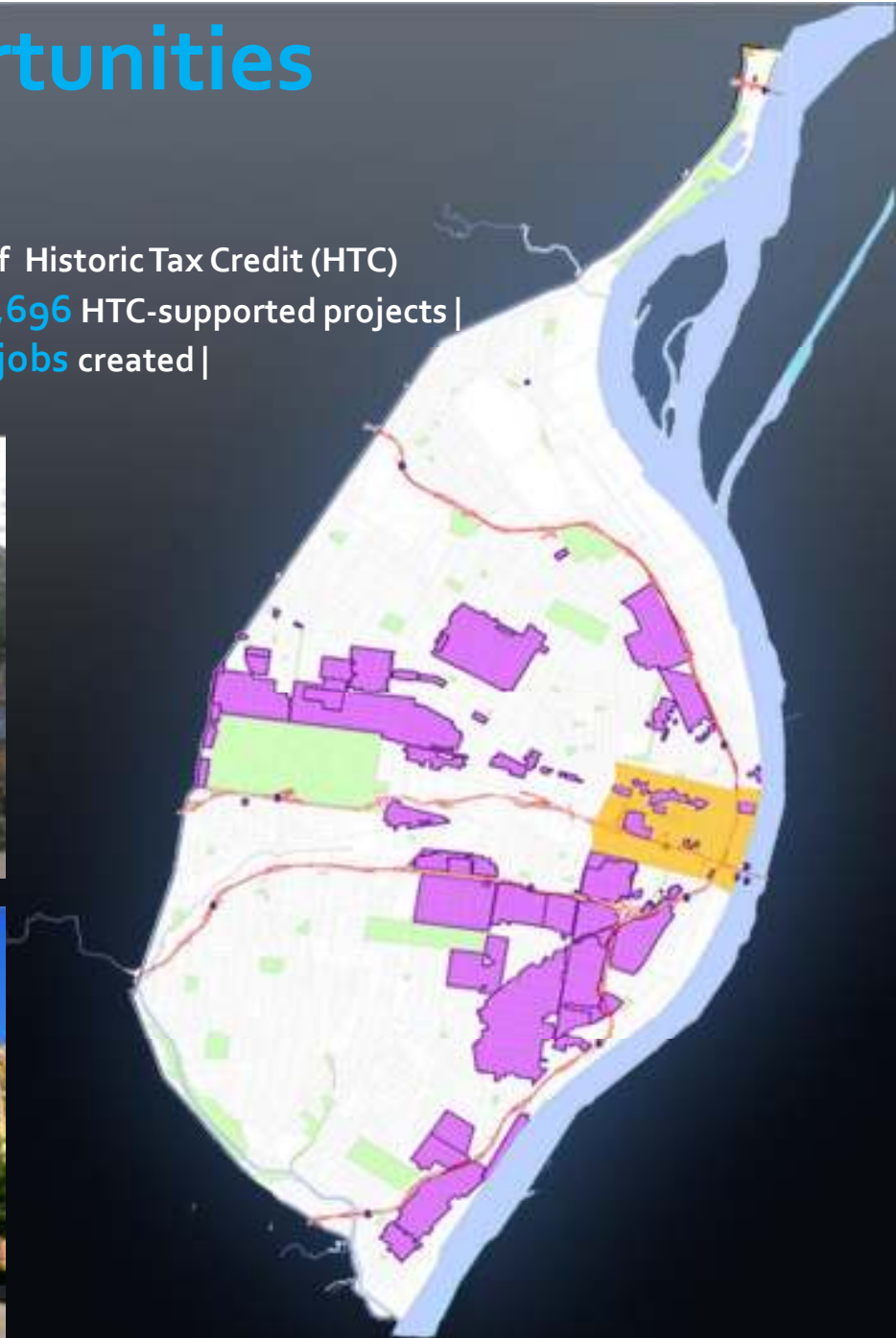
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Successes & Opportunities

Leveraging: Our Historic Resources

- Leads the US in Federal Historic Tax Credits
- **\$1.35 billion** authorized since the start of Historic Tax Credit (HTC)
- State Historic Tax Credits (1999-Present) = **1,696** HTC-supported projects |
- **\$860 million** in HTC redemptions | **11,120 jobs** created |
- **14,860 housing units** rehabilitated



Challenges/Opportunities

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Green Infrastructure Required

 Green Infrastructure Focus Area



Successes & Opportunities

Taking Action: Sustainable Interventions



Taking Action: Sustainable Interventions



Successes & Opportunities

Taking Action: Sustainable Interventions



SC2 Visioning Session

27 City Stakeholders submitted comments; the results of a vacancy-focused SWOT analysis are below:

Top **Strengths** identified

- Solid data foundation to track, analyze, and predict changes in vacancy
- Robust system for nuisance abatement and prevention (Problem Properties)

Top **Weaknesses** identified

- Lack of resources given scale of problems
- Lack of context-sensitive neighborhood strategies to alleviate vacancy

Top **Opportunities** identified

- Building on areas of Strength / “Middle Neighborhoods Strategy” (MVA)
- Turning vacant land into an amenity

Top **Threats** identified

- Lack of philanthropic support for community development / Weak market demand [tie]
- Urban sprawl; lack of regional planning

Technical Assistance & Partners

SC2 - EPA

- Watershed Planning
- Land Bank Best Practices
- Funding of Old North Charrette
- KState – Technical & Parcels and Peppers

LRA Forming new partnerships

MDC Funding

UVE Partners

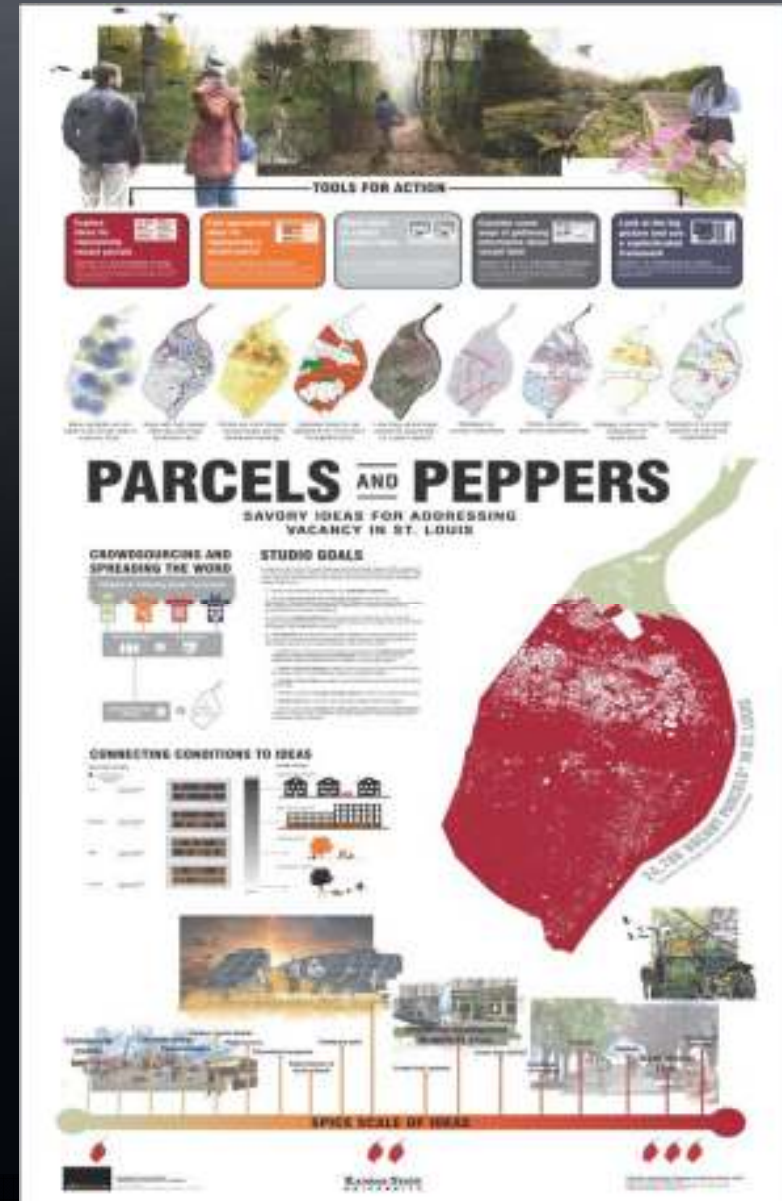
Center for Community Progress

- Technical Assistance

Equifax Foundation

Vista/Americorps

More...



Thank You!